

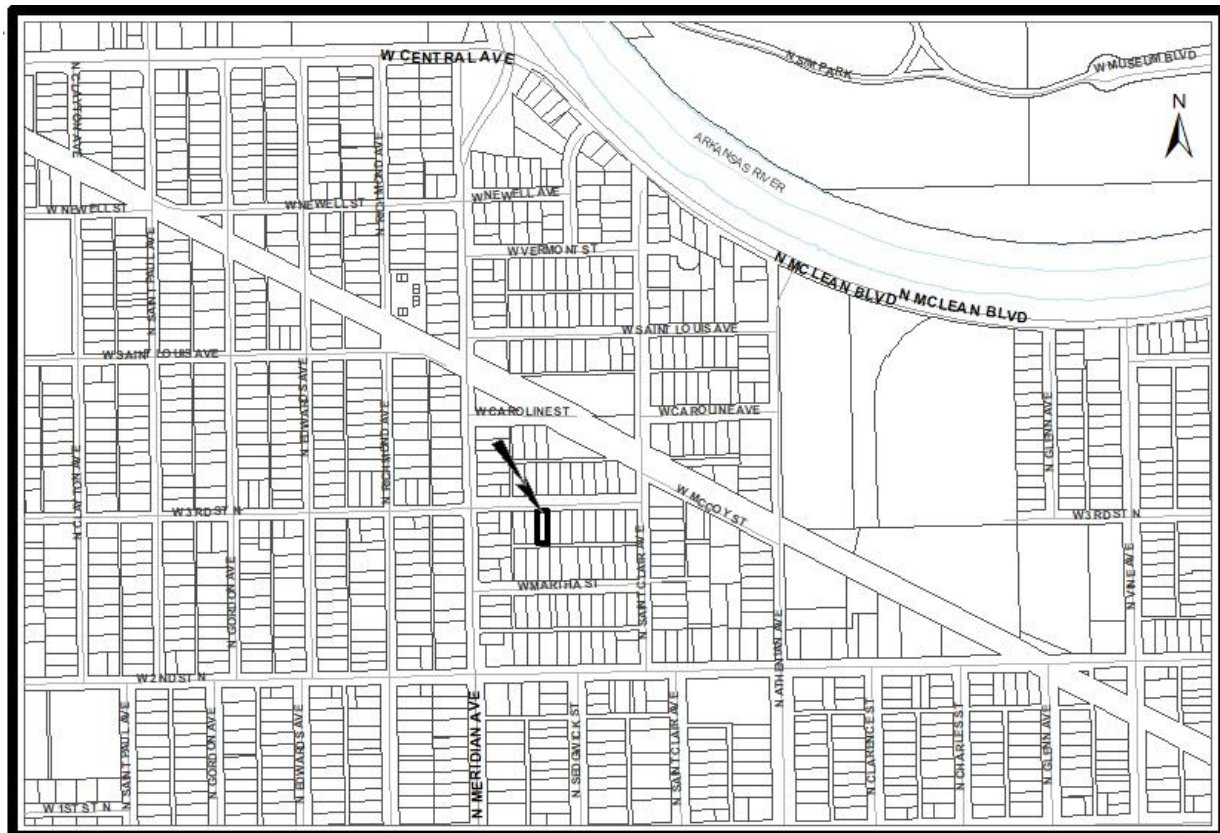


STAFF REPORT

MAPC December 2, 2021

DAB VI December 6, 2021

<u>CASE NUMBER:</u>	ZON2021-00048 (City)
<u>APPLICANT/AGENT:</u>	Alchemy Investments, LLC (applicant)
<u>REQUEST:</u>	TF-3 Two-Family Residential
<u>CURRENT ZONING:</u>	SF-5 Single-Family Residential
<u>SITE SIZE:</u>	0.16 acre
<u>LOCATION:</u>	Generally located one-block east of North Meridian Avenue and two-blocks north of West 2 nd Street North (2439 W. 3 rd Street North).
<u>PROPOSED USE:</u>	Duplex
<u>RECOMMENDATION:</u>	Approval subject to conditions of the Delano Overlay District



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential for a property addressed as 2439 West 3rd Street north, which is generally located one-block east of North Meridian Avenue and two-blocks north of West 2nd Street North. The subject site is currently undeveloped.

The site is located in the Delano Neighborhood Overlay District, which requires all buildings to meet certain design criteria in order to preserve, enhance, and promote the character of the Delano neighborhood. The applicant does not have a site plan or elevations for the proposed duplex at this time. The proposed duplex will be required to meet the property development standards of the TF-3 zoning district and the Delano Neighborhood Design Guidelines. All plans shall be reviewed and approved by the Delano Design Review Committee prior to the issuance of building permits.

Properties north, east, south, and west are zoned SF-5 Single-Family Residential and developed with single-family residences. Along the same block of West 3rd Street, there are three instances of TF-3 Two-Family Residential zoning in addition to multiple instances of TF-3 zoning within one-quarter mile in all directions. The attached zoning map illustrates the location of these lots. Existing TF-3 zoning on said parcels would permit redevelopment of the properties to duplexes, subject to the Delano Neighborhood Design criteria, without a zone change.

CASE HISTORY: In 1887, the property was platted as Lots 21 and 23, Kirkpatrick's Addition. In 2003, the Delano Neighborhood Overlay was established. Information regarding the design of residential property in this Overlay is attached.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residences
SOUTH:	SF-5	Single-family residences
EAST:	SF-5	Single-family residences
WEST:	SF-5	Single-family residences

PUBLIC SERVICES: West 3rd Street is a local, paved street with on-street parking and sidewalks on both sides. All municipal services are available to the property. Wichita Transit has bus stops located along North Meridian Avenue, less than one-block to the west.

CONFORMANCE TO PLANS/POLICIES: The requested zoning is in conformance with the following plans.

The Community Investments Plan: The requested zoning is in conformance the goals of the Community Investment Plan. The Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be primarily appropriate for residential uses and defines residential uses as a variety of housing types including duplexes.

Wichita: Places for People Plan: The requested zoning is in conformance with the goals of the Wichita: Places for People Plan. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as "a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles."

- **Strategies:** The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested zoning aligns with Strategy 5, "Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA." The proposed duplex would provide a housing option that otherwise is limited in the area. The requested zoning also aligns with Strategy 6, "Encourage infill and redevelopment that is contextual to the environment in which it is occurring." The proposed rezoning would allow infill within the undeveloped zoning lot that is residential in nature and compatible with the surrounding area.
- **Current Condition:** The subject property is located within an area identified as an "area of opportunity." The Places for People Plan defines Areas of Opportunity as those "areas that generally exhibit economic challenges, a disconnected development pattern, and a lack of walkable places and facilities. These areas are in need of

strategic reinvestment, both public and private to assist in redefining and reinvigorating the area, physically and socially.” The zone change would expand the opportunity for private investment in the area.

- **Nodal Development Pattern:** The Places for People Plan recommends a nodal development pattern that creates a critical mass at the center of a node and transitions in scale and intensity as uses shift from commercial to residential. The plan depicts North Meridian and West Douglas as the nearest node and categorizes it as a “Neighborhood Hub.” The subject property falls within the transition area around this node. The Places for People Plan states that the transition area “is intended to reduce the intensity of development, while still accommodating active uses.” Transition areas typically see higher density housing as a means to reduce the intensity of uses from the node to the edge.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request. Planning staff encourages the applicant to keep the existing large trees when developing the property.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Properties north, east, south, and west are zoned SF-5 Single-Family Residential and developed with single-family residences. Along the same block of West 3rd Street, there are three instances of TF-3 Two-Family Residential zoning in addition to multiple instances of TF-3 zoning within one-quarter mile in all directions. The attached zoning map illustrates the location of these lots. Existing TF-3 zoning on said parcels would permit redevelopment of the properties to duplexes, subject to the Delano Neighborhood Design criteria, without a zone change. Adherence to the Delano Neighborhood Design criteria should guarantee the proposed development maintain the character of the existing built environment.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single-Family Residential and could be redeveloped with a single-family home, subject to the Delano Neighborhood Design criteria.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Most subdivisions platted and developed prior to the 1960s are in use as single-family residences and duplexes. Because of the similarity of residential use, the UZC does not require screening between SF-5 and TF-3 zoning districts. Furthermore, adherence to the Delano Neighborhood Design criteria should ensure compatible architecture for the proposed development.
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning is in conformance with the following plans.

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5. **Impact of the proposed development on community facilities:** Development of the property with the requested zoning is not anticipated to have significant adverse impacts on community facilities or resources. All public improvements are available to serve the property.

Attachments:

- Delano Neighborhood Design Guidelines Excerpt
- Aerial Map
- Zoning Map
- Land Use
- Photos

Delano Neighborhood Design Guidelines Excerpt

Revised April 11, 2003

Wichita-Sedgwick County Metropolitan Area Planning Department

1. **General.** The Delano Neighborhood Overlay District encompasses one of the oldest and most well established neighborhoods in the City of Wichita. The Delano Neighborhood Design Guidelines contained herein are to be used in conjunction with the Delano Neighborhood Overlay District. Alterations shall be respectful of the character of one of Wichita's earliest commercial and residential districts.

The architectural vernacular of the Delano neighborhood changes throughout the neighborhood. With regard to residential architecture, the primary historical architectural styles are Bungalow, Cottage, Minimal Traditional, Four Square, Dutch Colonial, National, Queen Anne and Craftsman. Commercial development consists of architectural styles typically constructed between the early 1900's and the 1950's. The major institutional facilities within the district demonstrate the architectural styles known as Mission and Richardsonian Romanesque. The architecture of the Delano Neighborhood represents a cross section of some of the more respected styles in recent history.

[Section 2: Definitions intentionally omitted]

3. Design standards.

a. General appearance.

- i. Architectural features shall be retained and building designs shall be compatible with the district's historical architectural character by coordinating style, architectural detailing, materials and scale with the original buildings in the district.
- ii. All remodeling or rehabilitation of exteriors shall ensure the visual integrity of the building and be compatible with the overall architectural character of the district.
- iii. Building additions and accessory buildings shall be compatible in appearance with the principal building.
- iv. Detached garages, carports and other accessory structures shall be subordinate (smaller) to the primary structure with regard to height, scale and mass, and shall be situated in a manner that is typical of the neighborhood.

- b. **Landscaping.** Development within the D-O district shall be subject to the provisions of the City of Wichita Landscape Ordinance. Exemptions in that Ordinance for property zoned LI Limited Industrial or GI-General Industrial are not applicable in the D-O district.

- c. **Lighting.** Any period street lighting used in the commercial segment of the Douglas Avenue street right-of-way (McLean to Vine) shall be continued through the residential segment of the Douglas Avenue street right-of-way (Vine to Meridian).

d. Setbacks.

- i. **General.** All buildings shall be set back from the street uniformly to present a continuous façade line along the street, except that minor recesses or projections for entries, arcades and similar elements may be acceptable. Where a continuous façade line is not available, structures shall be setback and aligned with the most common existing setback line along the street.

[Items "e. Signs" and "f. Non-residential & mixed-use development" intentionally omitted]

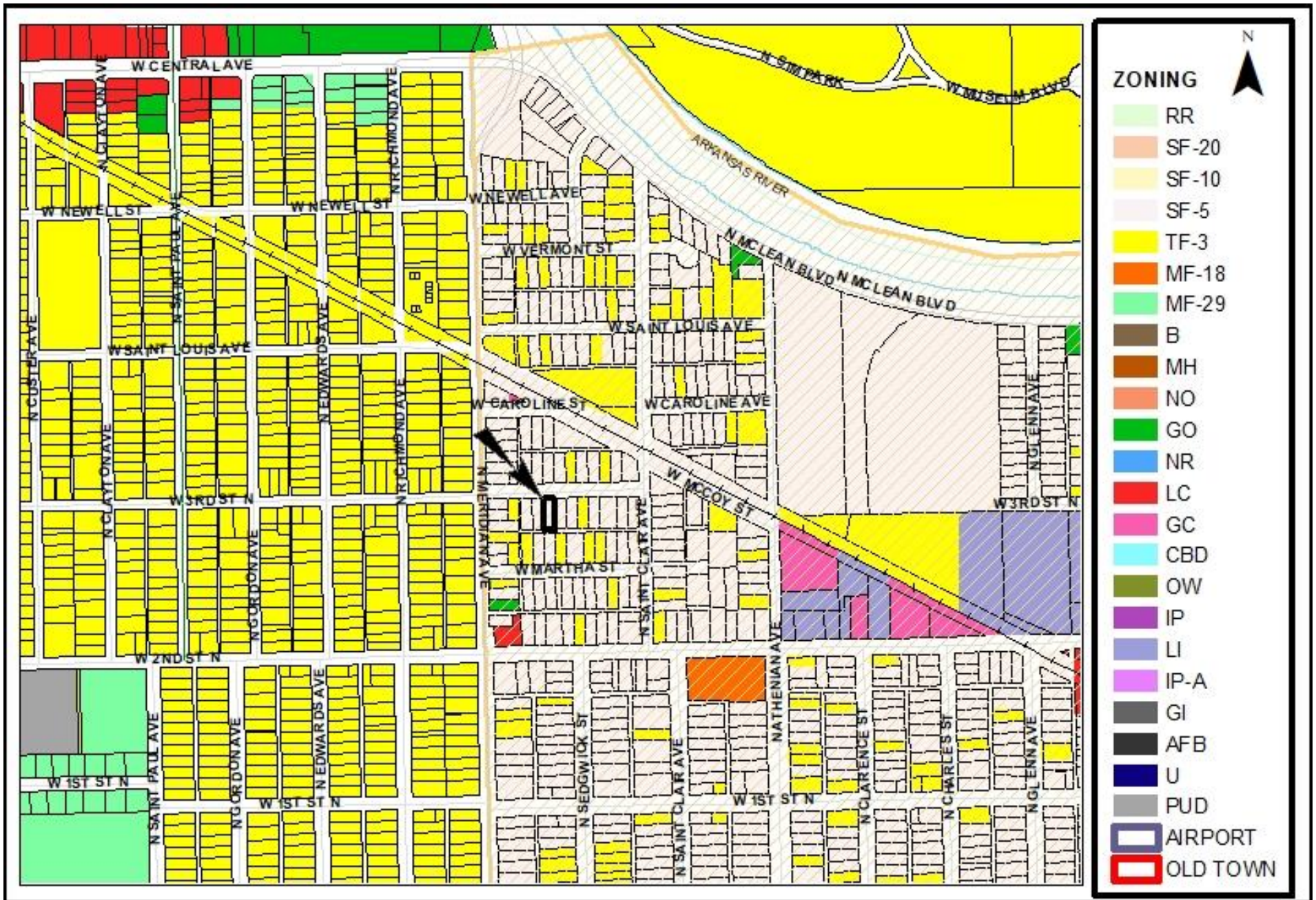
- g. **Residential development.** These criteria apply specifically to the "Single Family Residential" and "Multi-Family Residential" areas as depicted on Page 26, Figure 15 of the Delano Neighborhood Revitalization Plan.

- i. Fencing in front yards adjoining a public street shall be wrought iron (five feet height limit), wooden or high density polyethylene picket fencing or fencing of a similar period style, or chain link fencing and shall be no more than four feet in height. Stone or brick walls are permitted, subject to the four feet height limitation, provided they are compatible with the material of the primary structure. Fencing in side yards adjoining a public street (not including alleys) shall be of materials identical to

that allowed in the front yard but shall also include the option of wooden privacy fencing. Fence height in a side yard adjoining a public street shall be limited to six feet.








- ii. Porches, when utilized, shall be oriented toward the primary street frontage in an architectural style compatible with the primary structure.
- iii. Decks, when utilized, shall be adjacent on a façade of the primary structure not facing a public street.
- iv. Wheelchair accessible ramps, when used, shall be constructed with materials that are compatible with the primary structure; and shall be landscaped for reasons of safety and aesthetics if deemed necessary.
- v. At least 60 percent of any yard area abutting a public street shall be comprised of live plant material.
- vi. Within the “Multi-Family Residential” area adjacent to Kellogg as depicted on Page 26, Figure 15 of the Delano Neighborhood Revitalization Plan, the following shall also apply:
 - 1. Buildings shall be sited with zero lot line side yard setbacks.
 - 2. Buildings shall be two to three stories in height, and shall contain no more than four dwelling units.
 - 3. Exteriors of structures shall be compatible with adjacent residential buildings with regard to materials and architectural details, and shall reflect the architectural style, character and features depicted on Page 36, Figure 16 of the Delano Neighborhood Revitalization Plan.








2035 Wichita Future Growth Concept Map









Legend

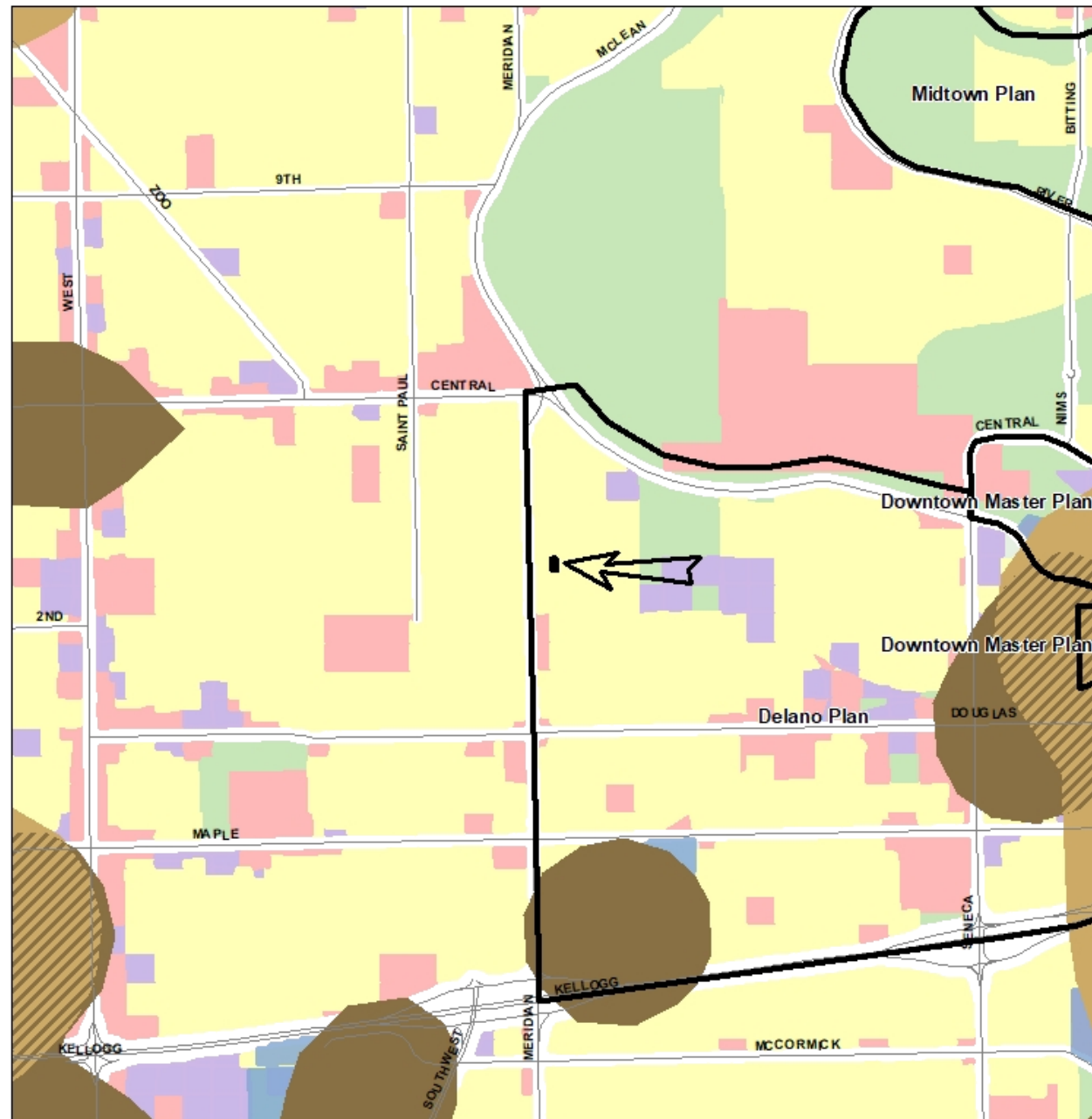
-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way

Statistical Development Areas

-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Nghbd_Plan_Areas



Looking south at site



Looking northeast away from site



Looking southeast away from site



Northwest away from site

